



Green Water Treatment Plant

Decommissioning and Site
Redevelopment Update



Policy Direction

Council Approved Resolutions

- Relocate Green Water Treatment Plant
- August 18, 2005
- Relocate Austin Energy Control Center
- October 27, 2005
- Designate Library Site
- February 9, 2006

August 18, 2005

- Begin site selection process for new water treatment facility
- Create timeline for possible decommissioning and demolition of GWTP
- Initiate process for design and construction of Second and Nueces Street extensions
- Recommend a planning process to identify appropriate uses for City property
- Provide a cost estimate for retrofitting GWTP versus a new water treatment facility

October 27, 2005

- Relocate Austin Energy Control Center
- Reduce Seaholm Substation surface area size
- Present recommendation and timeline for selling and developing City property
- Include Great Streets streetscape standards for Second Street and West Avenue extensions
- Present implementation plan and timetable to extend Second Street and West Avenue

February 9, 2006

- Designate GWTP site as location for new library in the event the ballot proposal for a new central library is approved

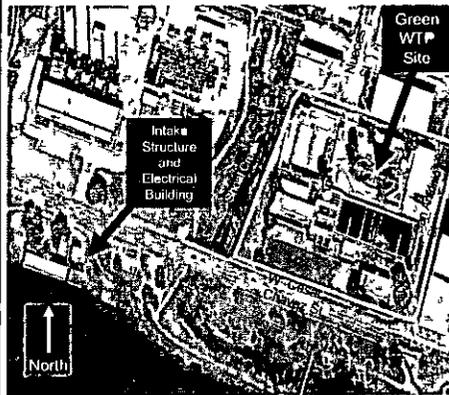


Current Status

- Green WTP Decommissioning and Demolition Plan
- Street Design and Construction
- Site Feasibility Study and RFP



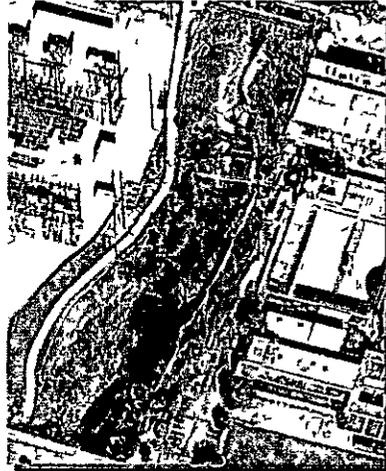
Green WTP Decommissioning and Demolition Overview



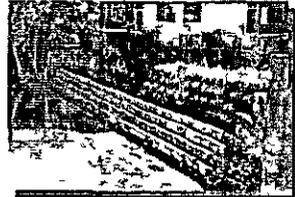
- Relocation of Seaholm 72-inch water main (Spring 2007)
- Decommission Design Consultant Selection (November 2006)
- Develop Plan
 - Facility removal
 - Intake planning
 - Site surveys and materials disposal
 - Utility connections and relocations
 - Cost estimates and permitting
- Decommissioning and Demolition (by November 2008)
- Shoal Creek Bank Stabilization



Shoal Creek Bank Stabilization



Failed Wall at Green Water WTP



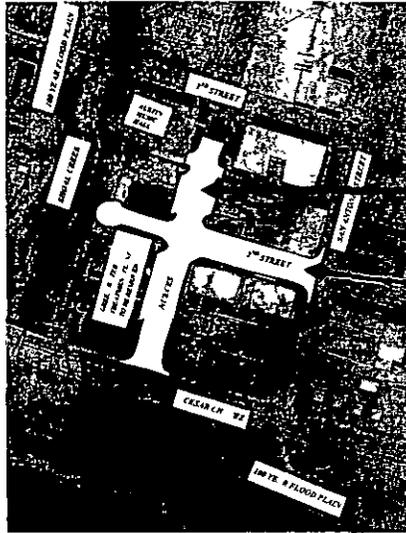
Proposed Solution - Shoal at 5th Street

GREEN WATER TREATMENT PLANT

Reconstruct 400 feet of wall - estimate \$1,000,000



Street Extension Overview



- Street Construction
 - Starts after GWTP decommissioning demolition and environmental remediation
- Nueces Street
 - Extend from 3rd to Cesar Chavez
- Second Street
 - Extend from San Antonio to Shoal Creek
- Great Streets Standards (Installed by Developers)
 - Trees
 - Sidewalks
 - Street lighting

Nueces Street

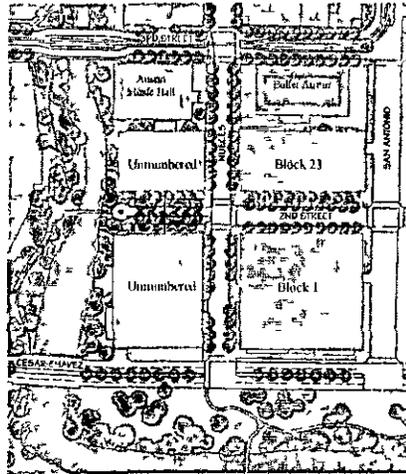
- Funded from 2000 bonds
- Reinstates the grid

Second Street

- Funded from 2000 bonds
- The bridge over Shoal Creek is not funded
- Reinstates the grid

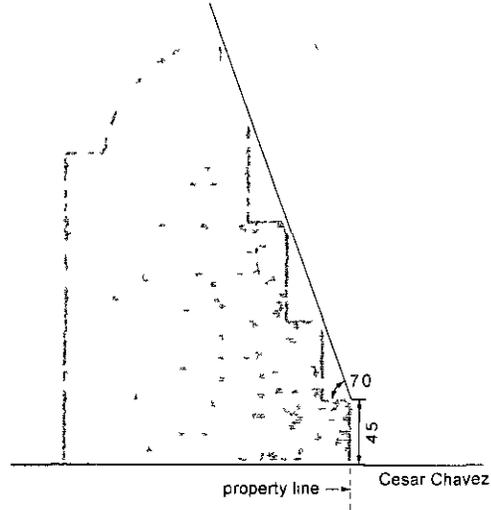


GWTP Site





Waterfront Overlay





Moving Forward

Recommendation for Site Redevelopment

- Site Feasibility Study – 120
- Development and Issuance of an RFP - 90
- Developers' Response - 90
- Team Evaluation of Responses to RFP - 90
- Developer Presentations to Council/
Council Approval - 30

Feasibility Study (4 Months)

- Determine site area and constraints
- Calculate potential gross floor area (square feet) of development
- Determine potential gross floor area of private development after subtracting library program and examining potential building massing
- Determine cost of infrastructure improvements
- Estimate land value of parcels

Known Site Constraints

- Waterfront Overlay District North Shore Central sub-district
 - Primary setbacks do not affect property
 - Maximum 45' high base wall along Cesar Chavez and Shoal Creek with envelope above delimited by 70 degree angle from horizontal

Assemble & Issue

- Assemble RFP (60 days)
- Purchasing Department time needed (30 days)

Solicit Responses

- Time on street (90 days)

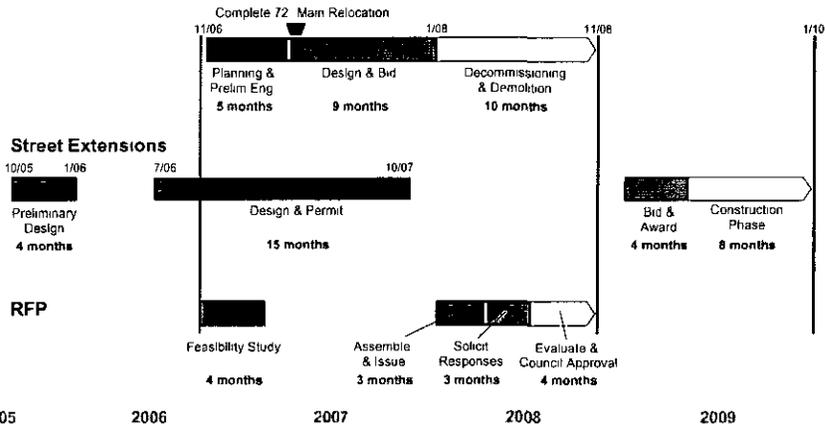
Evaluate & Council Approval

- Staff evaluation (90 days)
- Developer Presentations to Council/ Council Approval (30 days)



Projected Timeline

Green WTP Decommissioning and Demolition

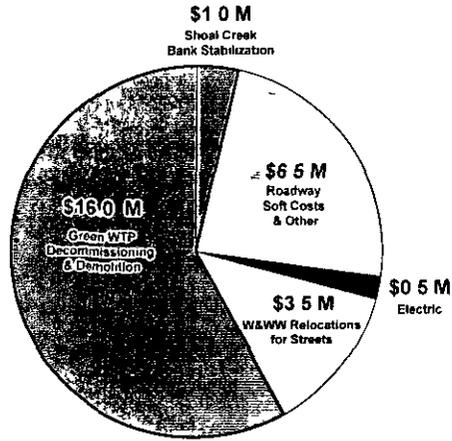


Reasons for timing of RFP

- Need an accurate land appraisal
- Appraisers don't like to deal with assumptions
- Site needs to be in a ready condition for accurate appraisal



Infrastructure Costs



Total - \$27.5 Million

All costs (except roadways) to be reimbursed from land sale proceeds

Roadways

- Funding does not include costs for 2nd and 3rd Street bridges



Summary

- Council Policy Direction
- Decommissioning and Demolition Plan
- Stabilization of Shoal Creek
- Street Grid and Potential Rail System
- Redevelopment Process
- Timeline and Known Infrastructure Costs

Summary

- We've reviewed the following items with you today
- Council Policy Direction
- Decommissioning and Demolition Plan
- Stabilization of Shoal Creek
- Street Grid and Potential Rail System
- Redevelopment Process
- Timeline and Known Infrastructure Costs

Moving Forward

Council, is this the direction you would like us to take?

